

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Hill and Forest use to Multipurpose Use Zone (except Industrial use) in Sy.No.86 (old S.No.1) of Yarada (v), Gajuwaka (M) to an extent of Acres 399.06 cents, Sy.No.308 (old S.No.274 of Pedagantyada (V) & (M) to an extent of Acres 536.00 cents, Sy.No.14 of Malkapuram (V), Visakhapatnam (Urban) Mandal to an extent of Acres 301.34 cents and Sy.No.35/p of Gullalapalem (V), Visakhapatnam (Urban) Mandal to an extent of Acres 160.37 cents – Draft variation – Confirmed - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 564

Dt. 20-8-2008
Read the following:-

- 1) G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dt.30-6-2006.
- 2) From the Vice Chairman, V.U.D.A. letter Rc.No.475/06/L3, dt.2-6-2007.
- 3) Government letter No.11247/H2/2007-3, M.A. dt.27-5-2008.
- 4) From the Vice Chairman, V.U.D.A. letter Rc.No.475/07/L3, dt.28-6-2008.
- 5) Government Memo No.11247/H2/2007-4, M.A. dt.14-7-2008.

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ORDER:-

The draft variation to the land use envisaged in Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.406, Part-I, dt.16-7-2008. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The Special Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variations to the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 406, Part-I, dt.16-7-2008 as required by sub-section (3) of the said section.

(p.t.o.)

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VARIATION - I

The site falling in Sy.No.86 of Yarada (V) carved from Sy.No.1 of Yarada (V), Gajuwaka (M), Visakhapatnam District admeasuring an area of Acres 399.06 cents, the boundaries of which are given in the schedule below, which was presently earmarked for Hills / Afforestation land use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose land use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Malkapuram Village boundary
East : MARCOS Boundary (Defence land)
South : Yarada
West : Sy.No.274 of Pedagantyada

DRAFT VARIATION – II

The site falling in Sy.No.308 of Pedagantyada (V) carved out from Sy.No.274 of Pedagantyada (V) and (M), Visakhapatnam District admeasuring an area of Acres 536.00 cents, the boundaries of which are given in the schedule below, which was presently earmarked for Hills / Afforestation land use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose land use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Sy.No.35/p of Gollalapalem
East : Sy.No.1 of Yarada
South : Sy.No.274
West : Pedagantyada

DRAFT VARIATION – III

The site falling in Sy.No.35/p of Gollalapalem (V), Visakhapatnam (Urban) Mandal, Visakhapatnam District admeasuring an area of Acres 160.37 cents, the boundaries of which are given in the schedule below, which was presently earmarked for Hills / Afforestation land use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose land use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Sy.No.35/p of Gollalapalem
East : Sy.No.14/p of Malkapuram (V) and Yarada Village
South : Gajuwaka
West : Mulagada

DRAFT VARIATION – IV

The site falling in Sy.No.14/2 of Malkapuram (V), Visakhapatnam (Urban) Mandal, Visakhapatnam District admeasuring an area of Acres 301.34 cents, the boundaries of which are given in the schedule below, which was presently earmarked for Hills / Afforestation land use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for

(contd. on page 3)

Multipurpose land use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : S.No.14/p of Malkapuram
East : S.No.15 of Malkapuram
South : Yarada Village boundary
West : Gollalapalem Village boundary

**ALL THE ABOVE DRAFT VARIATIONS ARE SUBJECT TO THE FOLLOWING
CONDITIONS; NAMELY:-**

- 1) The title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
- 2) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P.Agriculture Ceiling Act.
- 3) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 4) The applicant should obtain approval of layout plan from V.U.D.A. after approval of change of land use.
- 5) The applicant shall form 80'-0" road in this site by widening the existing road.
- 6) The change of land use shall not be used as the proof of any title of the land.
- 7) The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 8) After approval of the change of land use the applicants have to apply to GHMC/VUDA for necessary development permission duly paying the charges/fees to the GHMC/VUDA.
- 9) Any other conditions as may be imposed by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER